

# **REPORT OF THE COMMITTEE ON ZONING AND PLANNING**

## **Voting Members:**

Ikaika Anderson, Chair; Breene Harimoto, Vice-Chair;  
Ann H. Kobayashi, Ron Menor, Kymberly Marcos Pine

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Committee Meeting Held  
July 24, 2014

Honorable Ernest Y. Martin  
Chair, City Council  
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning, to which was referred  
Resolution 14-165 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT  
FOR THE COCONUT ISLAND INFRASTRUCTURE REHABILITATION AND  
REPLACEMENT PROJECT,"

as transmitted by Departmental Communication No. 578 from the Department of  
Planning and Permitting (DPP), dated July 14, 2014, reports as follows:

The purpose of Resolution 14-165 is to grant a Special Management Area Use  
Permit (SMP) and Shoreline Setback Variance (SV) to the Hawaii Institute of Marine  
Biology (Applicant) for construction of high priority elements of the Coconut Island  
Infrastructure Rehabilitation and Replacement Project.

The proposed construction activity involves installation of a new wastewater force  
main and communication, electrical, and water lines between the Coconut Island  
research facility and Lilipuna Pier via horizontal directional drilling. In addition, work on  
Coconut Island involves the rerouting of a wastewater gravity main using open  
trenching, replacement of the island's wastewater pumps, and repair of the wastewater  
wet well. As explained by the Applicant's representative at the meeting, the use of  
horizontal directional drilling eliminates the need for trenching between Lilipuna Pier and  
Coconut Island.

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## **CITY COUNCIL**

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON AUG 13 2014

COMMITTEE REPORT NO. 227

# **REPORT OF THE COMMITTEE ON ZONING AND PLANNING**

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Page 2

Your Committee notes that the DPP, after a public hearing held on June 13, 2014 at which public testimony was received from one individual, recommends approval of the SMP and SV subject to the conditions set forth in the resolution.

At your Committee's meeting on July 24, 2014, testimony in support of the resolution was received from one individual.

Your Committee finds, pursuant to HRS Section 205A-26 and ROH Section 25-3.2, and in agreement with the conclusion of the Department of Planning and Permitting in Departmental Communication No. 578 (2014), that:

- A. The development, as conditioned, will not have any substantial adverse environmental or ecological effect, either alone or cumulatively with other projects.
- B. The development is consistent with the objectives and policies set forth in ROH Section 25-3.1 and HRS Section 205A-2, and area guidelines contained in ROH Section 25-3.2 and HRS Section 205A-26.
- C. The development is consistent with the County General Plan, development plans, zoning, and other applicable ordinances. The portions of the development located on Coconut Island are within the State Land Use Conservation District and are therefore not subject to the City's zoning power.

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Committee Meeting Held  
July 24, 2014  
Page 3

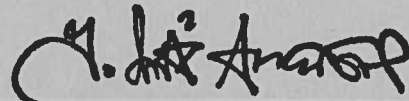
Your Committee also finds, pursuant to HRS Section 205A-46 and ROH Section 23-1.8(b)(2), that the proposed project is necessary for or ancillary to:

-- facilities or improvements by public agencies.

Your Committee has prepared a CD1 version of the resolution amending the resolution's title to state that it grants a special area management use permit and shoreline setback variance, and making other technical and nonsubstantive changes.

Your Committee on Zoning and Planning is in accord with the intent and purpose of Resolution 14-165, as amended herein, and recommends its adoption in the form attached hereto as Resolution 14-165, CD1. (Ayes: Anderson, Harimoto, Kobayashi, Menor, Pine – 5; Noes: None.)

Respectfully submitted,



Committee Chair

## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON AUG 13 2014

COMMITTEE REPORT NO. 227



## RESOLUTION

### GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT AND SHORELINE SETBACK VARIANCE FOR THE COCONUT ISLAND INFRASTRUCTURE REHABILITATION AND REPLACEMENT PROJECT.

WHEREAS, the Department of Planning and Permitting (DPP) on May 19, 2014, accepted an application from the Hawaii Institute of Marine Biology, herein referred to as the "Applicant," for a Special Management Area Use Permit (SMP) and a Shoreline Setback Variance (SV) to construct the high priority elements of the Coconut Island Infrastructure Rehabilitation and Replacement Project, which include the installation of a new wastewater force main, communication, electrical, and water lines connecting the Coconut Island research facility with the Lilipuna Pier site via horizontal directional drilling; the rerouting of a wastewater gravity main via conventional open trenching, at the north end of Coconut Island; and the replacement of Coconut Island wastewater pumps and wet well repair near the East Lagoon, located on land zoned R-10 Residential District and P-1 Restrictive Preservation District, located at 46-007 Lilipuna Road and Kaneohe Bay; identified by Tax Map Keys 4-6-1: 1, 15, 16, 17, and 51; Reference Number 2014/SMA-23 and 2014/SV-4; and

WHEREAS, on June 13, 2014, the DPP held a public hearing which was attended by five representatives of the Applicant and one member of the public; public testimony was offered by one member of the public at the hearing; and

WHEREAS, on July 14, 2014, within 20 working days after the close of the public hearing, the DPP, having duly considered all evidence and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), and Sections 23-1.8 and 23-1.9, ROH, and Sections 205A-2 and 205A-26, Hawaii Revised Statutes (HRS), completed its report and transmitted its findings and recommendation of approval to the Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on \_\_\_\_\_, and its meeting of \_\_\_\_\_, having duly considered all of the findings and reports on the matter, approved the subject applications for a SMP and SV with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a SMP and SV be issued to the Applicant subject to the following conditions:

- A. Construction on the Coconut Island Infrastructure Rehabilitation and Replacement Project (Project) shall be in general conformity as described in the Report and Recommendation by the Director of the DPP, and as depicted on



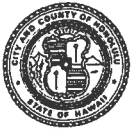
## RESOLUTION

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Exhibits A through N, attached hereto. Any change in the size or nature of the Project which has a significant effect on coastal resources addressed in Chapters 23 and 25, ROH and Chapter 205-A, HRS, shall require a new SMP and SV. Any change which does not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon review and approval by the Director of the DPP.

- B. Prior to issuance of development permits, the Applicant shall provide the DPP with written confirmation that an Archaeological Monitoring Plan has been prepared for the Project, and has been accepted by the State Historic Preservation Division (SHPD). Furthermore, if, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, paving, or walls) are encountered, the Applicant shall stop work and contact the SHPD immediately. And, in such case, work in the immediate area shall be stopped until SHPD is able to assess the impact and make further recommendations for mitigative activity.
- C. Prior to issuance of development permits, the Applicant shall submit to the DPP for review and approval, landscape and irrigation plans, and a color palate to mitigate the visual impact of the terraced retaining walls at the Lilipuna Pier site. The Applicant shall also submit photographs showing the installation of the approved landscaping within 90 days of the completion of the facility.
- D. Artificial light from exterior lighting fixtures, including, but not necessarily limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, shall be prohibited if the light directly illuminates or directly projects across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to Section 205A-71(b), HRS.
- E. Approval of this SMP and SV does not constitute compliance with other governmental requirements. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this permit comply with all applicable governmental agencies' provisions and requirements.

; and



## RESOLUTION

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BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that copies of this Resolution be transmitted to Derek Mukai, Community Planning and Engineering, Inc., 1286 Queen Emma Street, Honolulu, Hawaii 96813; Jo-Ann Leong, Director, Hawaii Institute of Marine Biology, P.O. Box 1346, Kaneohe, Hawaii 96744; Stephen Meder, Assistant Vice-Chancellor, University of Hawaii Foundation, Hawaii Hall 307, 2500 Campus Road, Honolulu, Hawaii 96822; George I. Atta, Director of the Department of Planning and Permitting, 650 South King Street, 7<sup>th</sup> Floor, Honolulu, Hawaii 96813; Alan Downer, Administrator, State Historic Preservation Division, Department of Land and Natural Resources, 601 Kamokila Boulevard, Room 555, Kapolei, Hawaii 96707; and Leo R. Asuncion, Jr., Acting Director of the Office of Planning (Attention: Coastal Zone Management Branch), P.O. Box 2359, Honolulu, Hawaii 96804.

INTRODUCED BY:

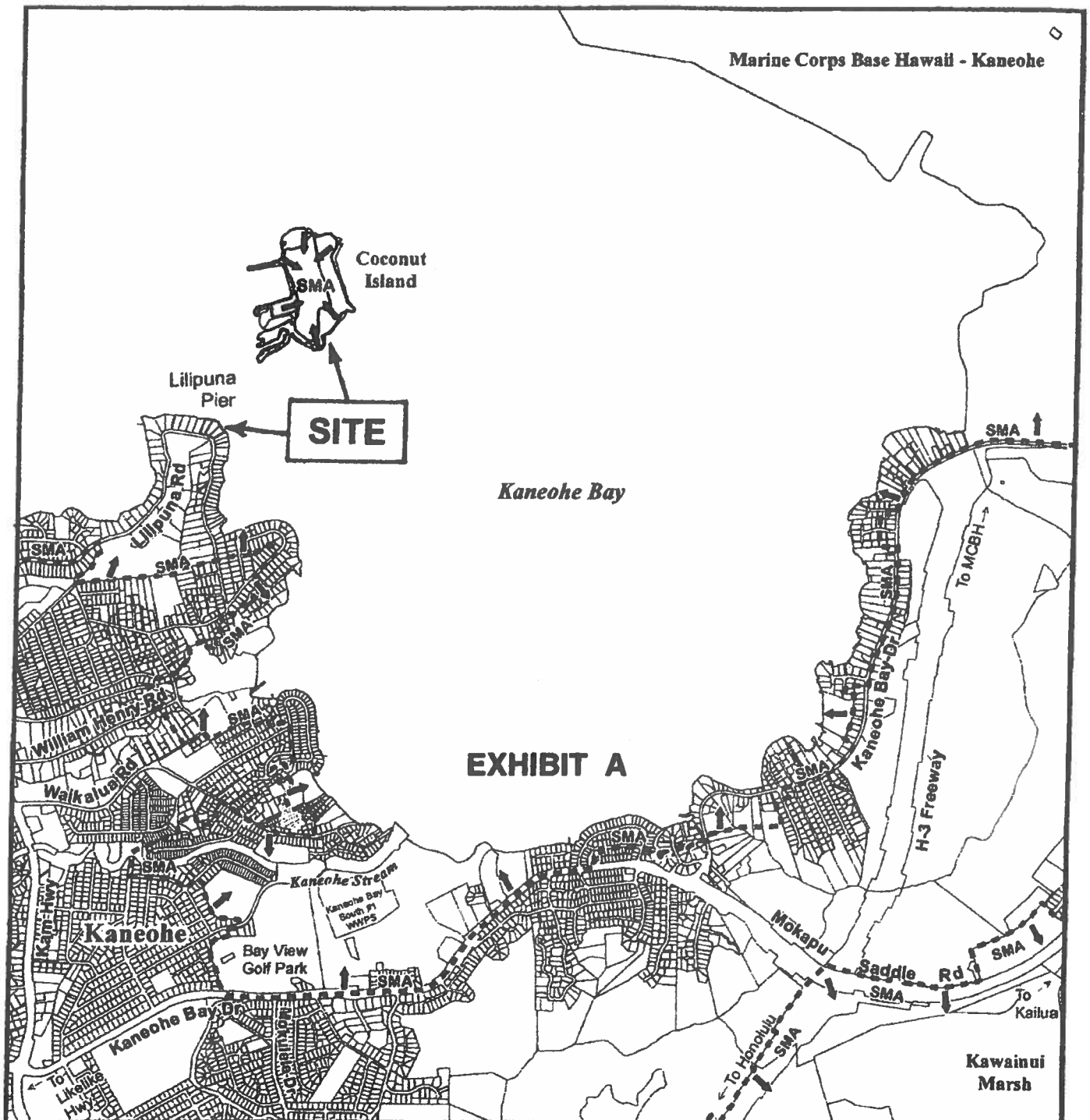
Ernest Martin (BR)

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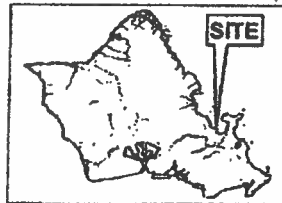
DATE OF INTRODUCTION:

July 15, 2014  
Honolulu, Hawaii

\_\_\_\_\_  
Councilmembers



**EXHIBIT A**



VICINITY MAP

0 1,000 2,000 4,000  
Scale: 1 inch = 2000 feet



# **LOCATION MAP HEEIA (Kaneohe Bay)**

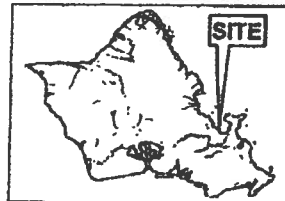
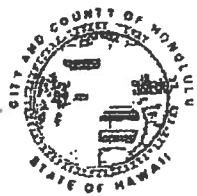
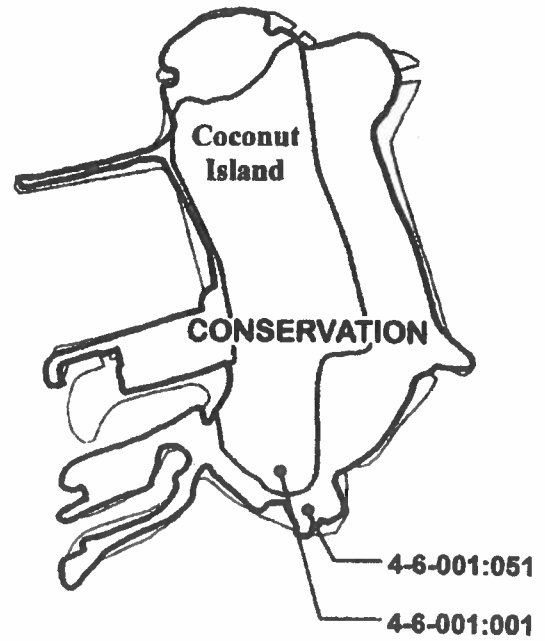
In Special Management Area (SMA)

**FOLDER NOS.: 2014/SMA-23 &  
2014/SV-4**

**TAX MAP KEY: 4-6-1: 1, 15, 16, 17 & 51**



*Kaneohe Bay*



VICINITY MAP

0 300 600 1,200

Scale: 1 inch = 600 feet



# STATE LAND USE MAP HEEIA (Kaneohe Bay)

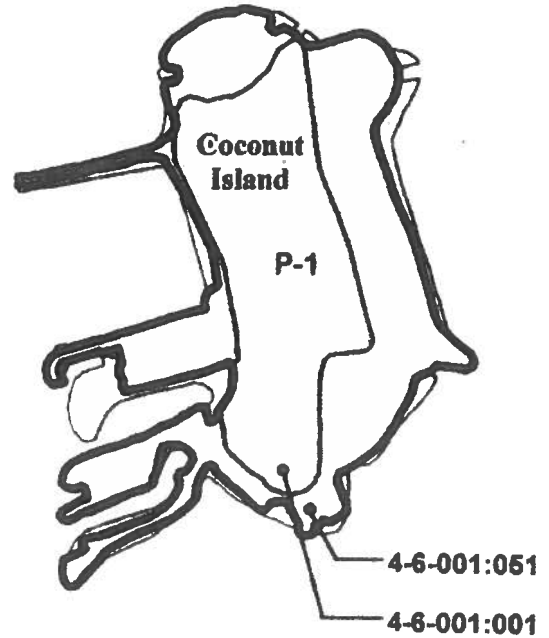
In Special Management Area (SMA)

FOLDER NOS.: 2014/SMA-23 &  
2014/SV-4

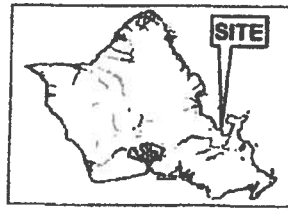
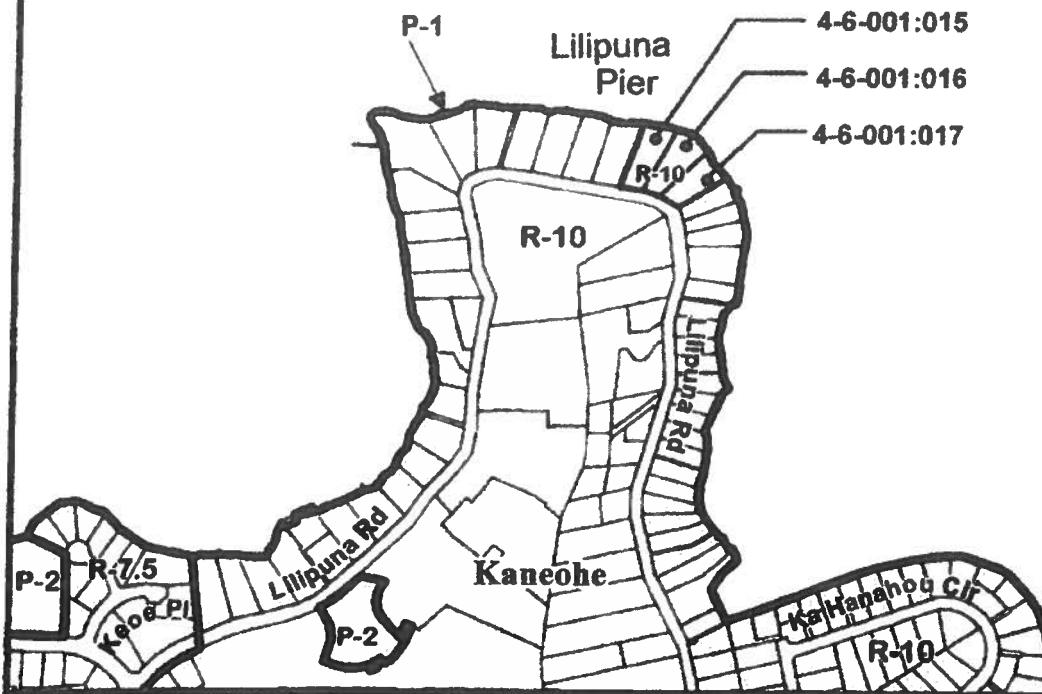
TAX MAP KEY: 4-6-1: 1, 15, 16, 17 & 51



*Kaneohe Bay*



### EXHIBIT C



0 300 600 1,200

Scale: 1 inch = 600 feet



## ZONING MAP

### HEEIA (Kaneohe Bay)

In Special Management Area (SMA)

FOLDER NOS.: 2014/SMA-23 &  
2014/SV-4

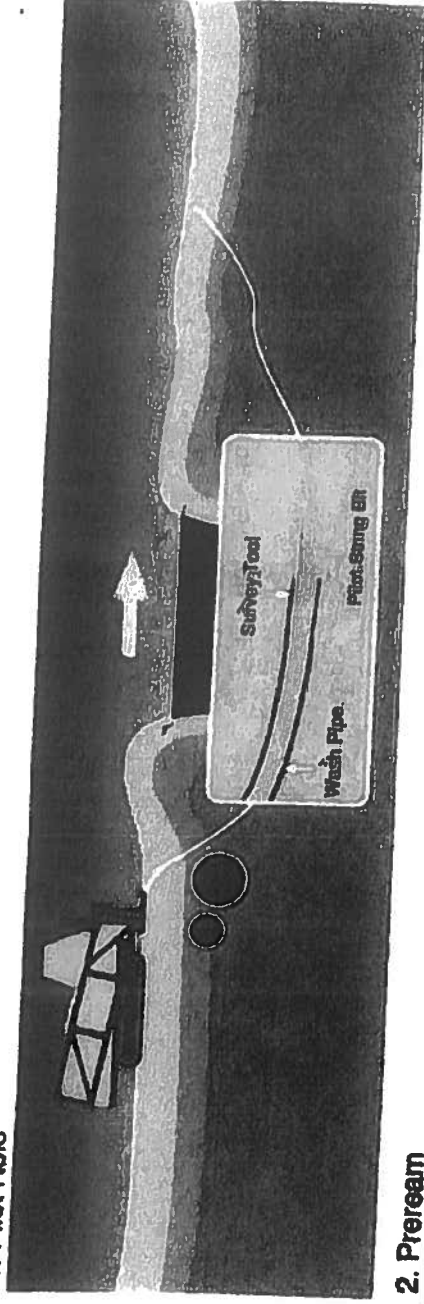
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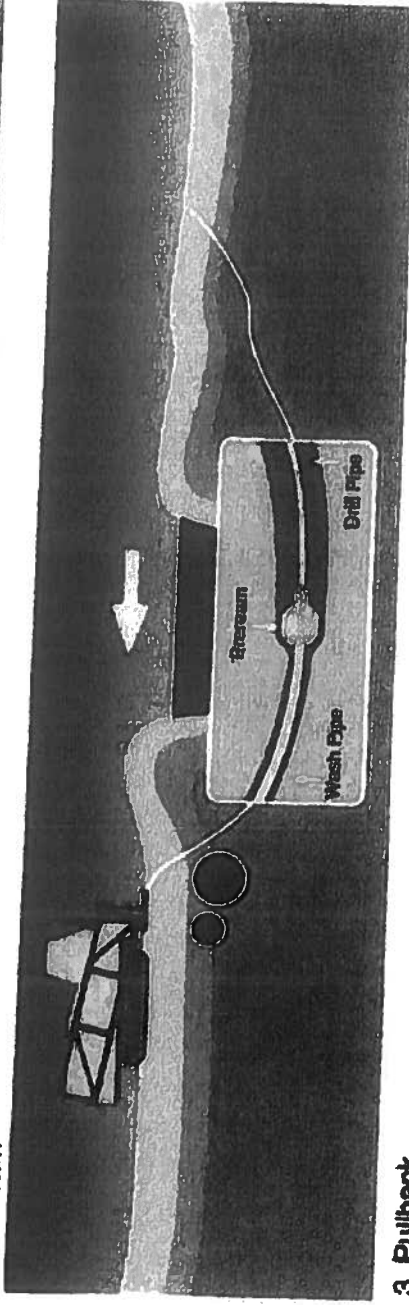




1. Pilot Hole



2. Preream



3. Pullback

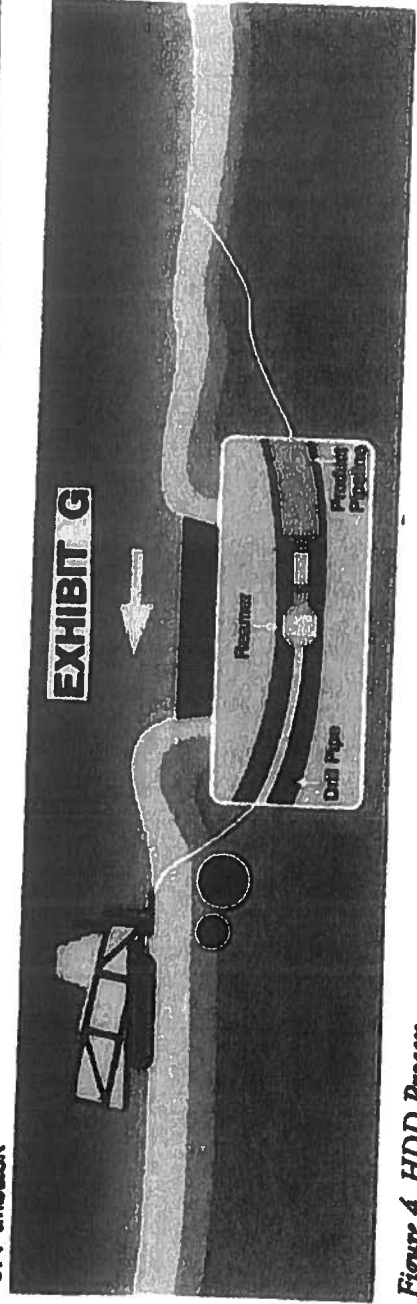
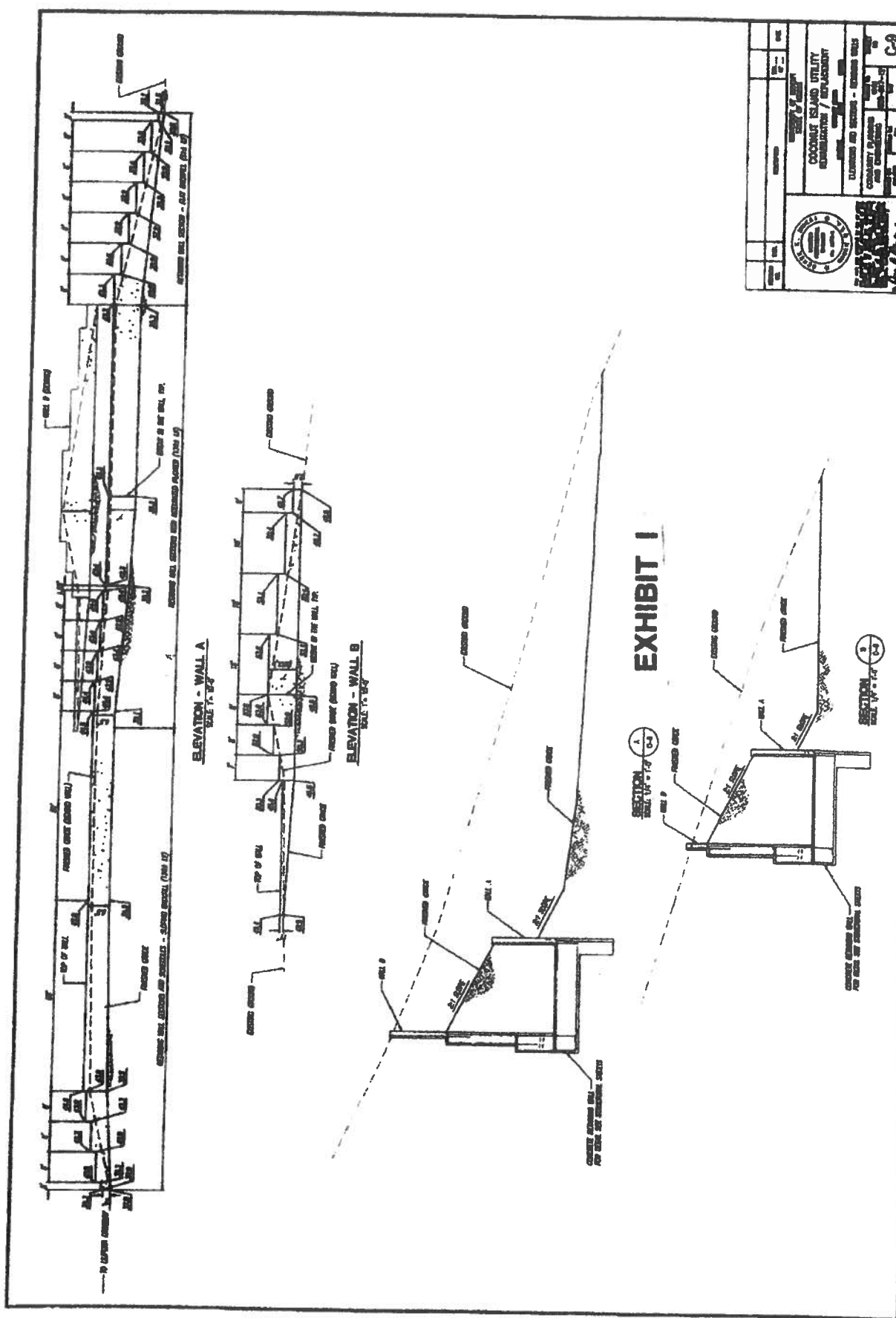


Figure 4 HDD Process





		<b>COCONUT ISLAND UTILITY REPLACEMENT / REPLACEMENT</b>	
PROJECT NO.	14-00000	DATE	10/1/14
DESIGNED BY	14-00000	DATE	10/1/14
CHECKED BY	14-00000	DATE	10/1/14
APPROVED BY	14-00000	DATE	10/1/14
SCALE	1/4" = 1'-0"	DATE	10/1/14
<b>EXHIBIT I</b>		<b>C-9</b>	

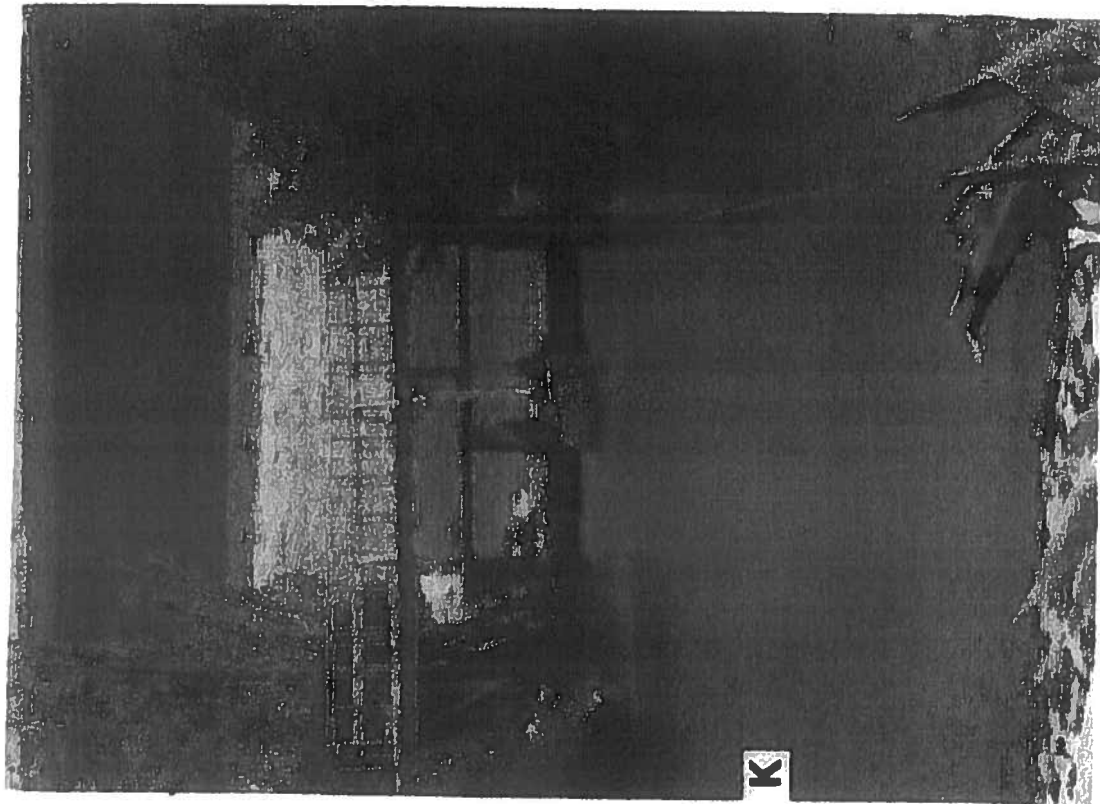
**FOLDER NOS.: 2014/SMA - 23 & 2014/SV-4**







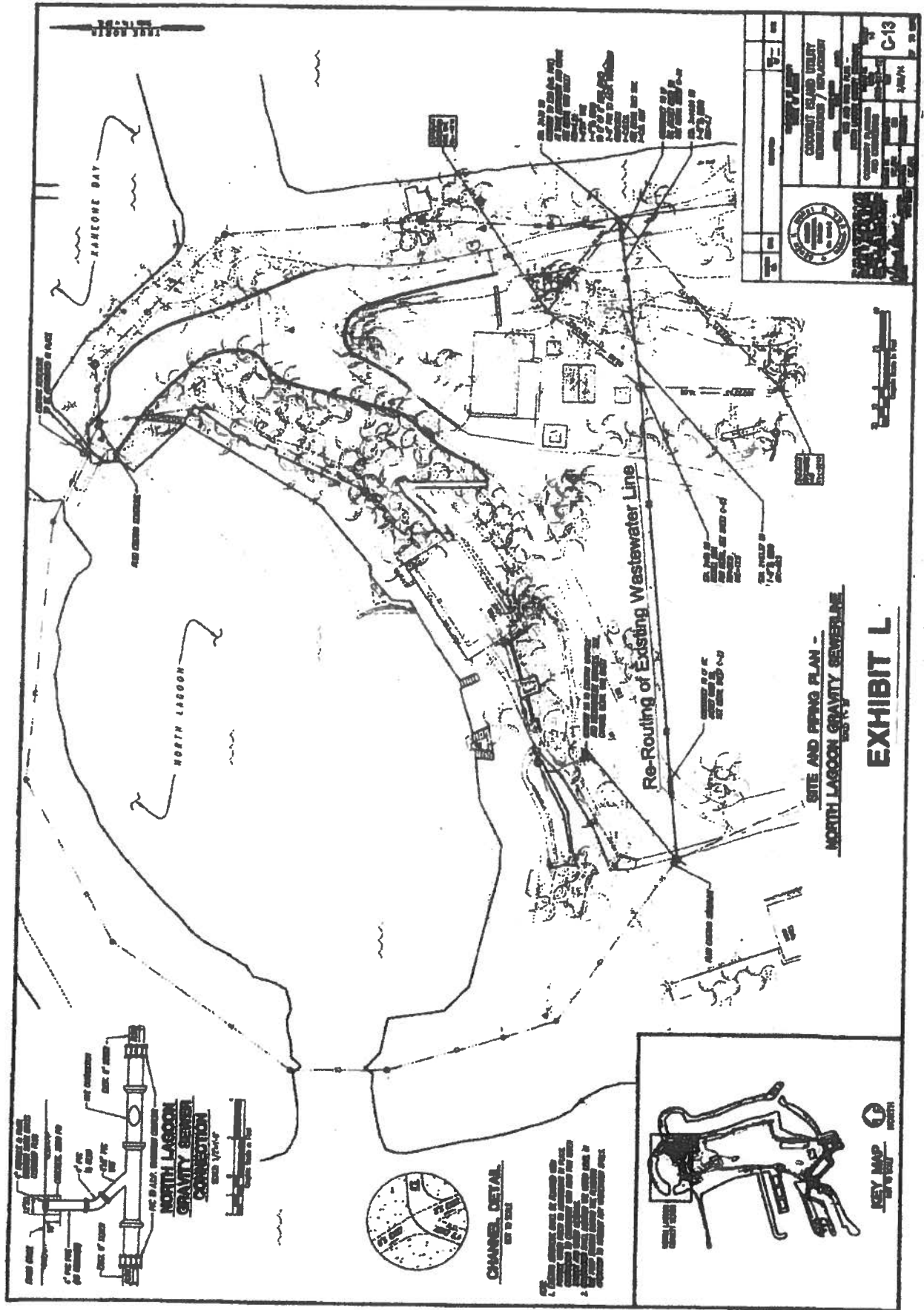
*Photo 1: Gravity sewer crossing at  
northwestern side of North Lagoon*



*Photo 2: Gravity sewer crossing at  
northeastern side of North Lagoon*

**EXHIBIT K**

**FOLDER NOS.: 2014/SMA - 23 & 2014/SV-4**



FOLDER NOS.: 2014/SMA - 23 & 2014/SV-4



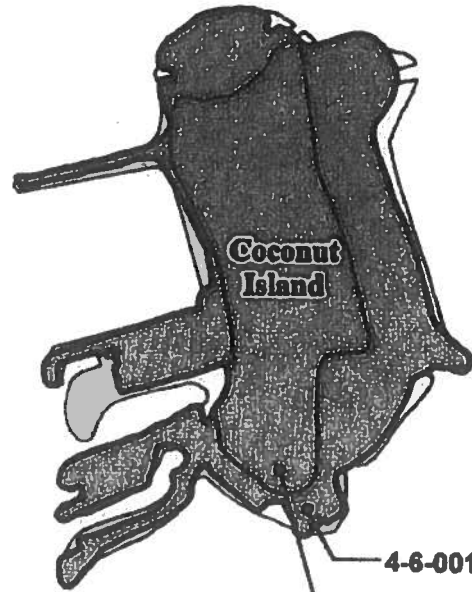
**Legend**

Flood zones other than 1% and .2% annual chance (100- and 500 year) flood:

X - Outside .2% annual chance flood plain

Note: Coconut island is not included in the study area.

Source: FIRM (Flood Insurance Rate Map) panel 0270H (revised 1/19/2011).



*Kaneohe Bay*

4-6-001:051

4-6-001:001

4-6-001:015

4-6-001:016

4-6-001:017

Lilipuna Pier

Lilipuna Rd

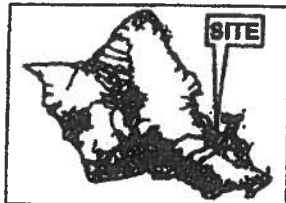
EXHIBIT N

Kaneohe

Leaoe Pl

Lilipuna Rd

Ka Hapahou C/R



VICINITY MAP

0 300 600 1,200  
Scale: 1 inch = 600 feet



# FLOOD HAZARD MAP HEEIA (Kaneohe Bay)

In Special Management Area (SMA)

FOLDER NOS.: 2014/SMA-23 &  
2014/SV-4

TAX MAP KEY: 4-6-1: 1, 15, 16, 17 & 51